



TOWN OF WEARE
PLANNING BOARD
ZONING BOARD OF ADJUSTMENT
15 Flanders Memorial Road
P.O. Box 190
Weare, NH 03281
Phone: (603) 529-2250
Fax: (603) 529-4554

Naomi L. Bolton
Land Use Coordinator

Office Hours:
Monday
thru
Friday
8 AM – 4:30 PM

**PLANNING BOARD
MINUTES
SEPTEMBER 10, 2009
(Approved as written 9/24/09)**

PRESENT: Craig Francisco, Chairman; Frank Bolton, Vice Chairman; George Malette, Secretary; Tom Clow, Exofficio; Neal Kurk; Dani-Jean Stuart, Alternate; Naomi Bolton, Land Use Coordinator

GUESTS: Elwood Stagakis

I. CALL TO ORDER:

Chairman Craig Francisco called the meeting to order at 7:20 PM at the Weare Town Office Building.

II. WORK SESSION:

DISCUSSION OR FOLLOW UP OF THE CONSERVATION EASEMENT SUBCOMMITTEE - CHANGING REGULATIONS REGARDING REQUIRING CLUSTER DEVELOPMENTS: Frank Bolton stated that the last time this was discussed at the Planning Board level, we discussed the possibility of changing the wording that allows cluster subdivision. Right now the Planning Board has the option of requiring a cluster and the CE subcommittee looked at the possibility to change that so that every developer would come in and always present a cluster then the Planning Board has the option of requiring a standard subdivision. He feels the first step is to change the regulations. The board discussed whether or not to make a change to the regulations. Mr. Bolton will bring this back to the CE subcommittee who will be trying to meet before next month's work session.

DISCUSSION ON SOURCE WATER PROTECTION PLAN: The State of NH DES has not finished the review of this plan that was created by SNHPC, so there is no presentation for this evening. This item will be kept on the work session agenda, so it doesn't get lost in the shuffle.

DISCUSSION ON ROAD STANDARDS: Neal Kurk stated that he has done a little research that was asked of him regarding some road standards from other Towns or States. Mr. Kurk got information from the State of Vermont which is done with a chart and it is based on traffic volume and speed. He also indicated that he looked at the Town of Trenton, Maine they do the same as Vermont with a slight difference. They vary the width of the road for the nature of use and the

speed. The information just talks about road width and speed and not paved or unpaved. Mr. Kurk stated that his only question is if the changes have to go to the ballot or just a public hearing. Chairman Francisco stated that the subdivision regulations are where the standards are so it does not have to be on the ballot it can be adopted by public hearing for the changes of subdivision regulations at any time during the year.

Mr. Kurk left the copies and asked Naomi to copy them for the board members. Before any public hearing is scheduled the board felt that these charts should be looked at and reviewed by the board before they get sent to the Board of Firewards and the Public Works Director.

DISCUSSION OR FOLLOW UP OF THE WETLANDS BUFFER SUBCOMMITTEE: There is no new information for this topic as the next meeting of this subcommittee is scheduled for Monday, September 14th.

REGIONAL ECONOMIC DEVELOPMENT PLAN PRESENTATION: Dani-Jean Stuart stated that she went to the Kickoff Meeting on August 28th for the Regional Economic Development Plan Steering Committee. She passed around information that she obtained from that meeting. One of the handouts was a proclamation looking for the Town to sign it expressing their support in this plan. The next handout outlined the proposal and scope of work for this plan. The last handout was an "Economic Assets Profile" that has some errors and should be corrected, but the handout contains a lot of information from geography, population, housing, education, employment, income, tax rates, largest employers, commuting, transportation, employment and wages and an unemployment graph. Mrs. Stuart is going to go to the Economic Development Committee meeting on Tuesday, September 15th for their support and input on this.

III. OTHER BUSINESS:

AUGUST 27, 2009 MINUTES: The board decided that these minutes will be done at the September 24th meeting.

IV. ADJOURNMENT:

As there was no further business to come before the board, Tom Clow moved to adjourn at 9:30 PM; Neal Kurk seconded the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton
Land Use Coordinator